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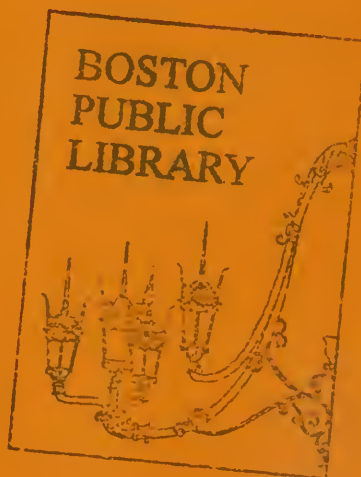
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PROJECT SELECTION RATING REPORT
QUINCY STREET NEIGHBORHOOD DEVELOPMENT PROGRAM
(NEW AREA)



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PROJECT SELECTION RATING REPORT
QUINCY STREET NEIGHBORHOOD DEVELOPMENT PROGRAM
(NEW AREA)

February 2, 1972
Boston Redevelopment Authority
Planning Department
District Planning Program

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PROJECT DESCRIPTION:

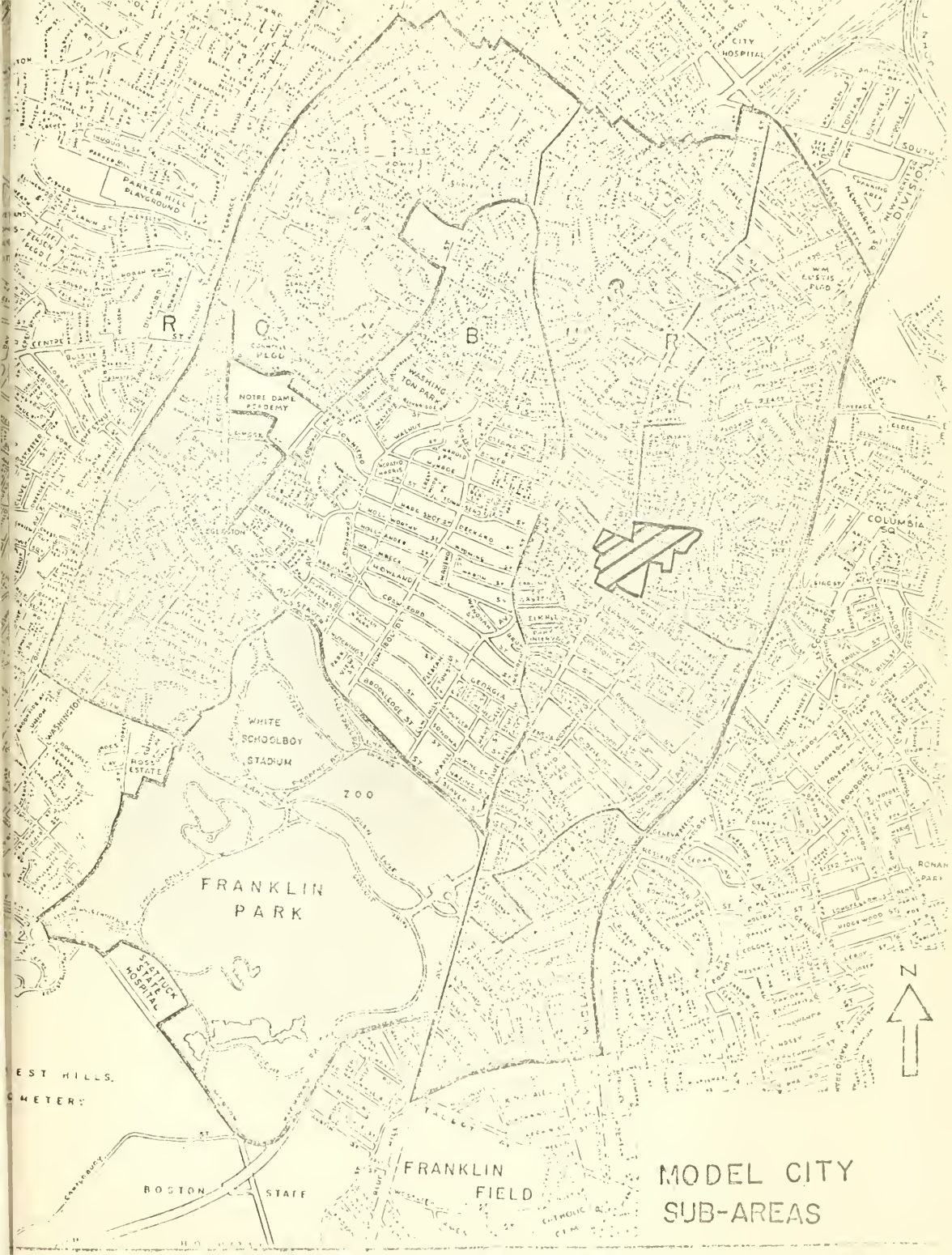
QUINCY STREET NEIGHBORHOOD DEVELOPMENT PROGRAM

Since the 1967 riots, Blue Hill Avenue has been the focus of public and private attempts to remove physical dilapidation and to provide new, adequate social services for the residents of this inner city enclave. Most of these attempts have failed. Blue Hill Avenue remains today a symbol of unfulfilled promises from the government as well as a dangerously blighted area.

The proposed Quincy Street NDP is located in Model Cities sub area five. (See attached locational map.) The core of the area is the Quincy Street-Blue Hill Avenue intersection where two blocks of vacant brick buildings and several large parcels of vacant land contribute to the severely blighted appearance of the neighborhood.

The project area encompasses eight acres, approximately seventy-five percent of this area is vacant land, one-third of which is owned by the City of Boston. Seventeen vacant, three-story brick buildings at the Quincy Street-Blue Hill Avenue intersection are in severe disrepair, providing safety and health hazards as well as blighting influences on the physical environment. The water lines date largely from the 1870's and are of inadequate 6 inch size. Much needed public improvements in the area will include new water lines capable of handling the current and projected demand, separated sewers along the main arteries (many of the smaller side streets within the project boundary are already separated), and extensive lighting and street repair.

One hundred and seventy units, of which seventy are occupied, currently exist on the site. The church-based community group which initiated the NDP proposal has informed the BRA that it has discussed the prospects of the relocation with many of the residents of the area and they are agreeable to the proposal. The group has been meeting for several months to devise a plan for the residential, commercial, and industrial revitalization of the Blue Hill Avenue corridor. The Quincy Street NDP is to act as the nucleus of a larger development project, providing, essentially through new construction, a concentrated visible impact on the area. Two-hundred and eighty to three-hundred and fifty units of low to moderate income housing are planned. In addition, this church-based group, which hopes eventually to become the project developer, plans to acquire, without the help of the Authority, the above mentioned seventeen vacant buildings as well as a large abandoned bakery warehouse, that front on Blue Hill Avenue on either side of Quincy Street. The group plans to rehabilitate these buildings immediately to provide both commercial and residential relocation resources. The NDP project has been planned with a goal of providing visible, high impact development along the Blue Hill Avenue corridor.



MODEL CITY
SUB-AREAS

III. NUMERICAL RATING

A. Relationship to Program Objectives

1. Local Effort and Coordination

a. Budget and Capital Improvements ----- 5

Since all of the project related public improvements are included in project costs, they are not included in the City of Boston's annual budget.

b. Model Cities ----- 5

The Quincy Street Neighborhood Development Program area is located within sub area five of Boston's Model Cities area. The NDP has been planned in coordination with the Model Neighborhood and is consistent with the goals and objectives of the City's Model Neighborhood planning efforts. A statement by the City Demonstration Agency Director affirming this direction will follow.

2. Impact of Area Selected

a. Rehabilitation of Substandard Residential Units-- 3

60 units of residential family housing out of a total of 170 dwelling units will be rehabilitated under the Quincy Street-Blue Hill Avenue NDP. In addition, 20,000 sq. ft. of new commercial space will be rehabilitated and made available as a relocation resource for the 11 existing commercial units scheduled for demolition.

As the nucleus of an effort to create an area of substantial impact along Blue Hill Avenue through new construction, the NDP will be used to acquire vacant land and properties which cannot be rehabilitated.

b. Redevelopment Areas -----4

The Quincy Street NDP is not in a designated redevelopment area. However, the Mayor's Economic Development and Industrial Commission is preparing an application to the Department of Commerce to have certain areas of the City of Boston declared EDA areas. The Quincy Street site will be included within this proposed area. The use of housing on the site is compatible with the plan that is being prepared.

c. Environmental Deficiencies ----- 4

The Quincy Street NDP will be eliminating five existing environmental deficiencies:

- (1) Substantial substandard housing - 170 units of predominately substandard housing will be replaced by 280-350 units of badly needed low to moderate income family housing. In addition, 60 units of family residential housing will be rehabilitated.
- (2) Transportation deficiencies - Blue Hill Avenue, the main transportation artery through the area, is in need of increased parking facilities to lessen traffic congestion. The side streets are in need of repair and a total parking system for the area is needed. The re-use plan includes such a system within the new housing construction.
- (3) Inadequate public facilities - The existing sewer and water lines are inadequate for the area. The water lines are old and too small to handle planned usage. The six inch pipes will be replaced with 8 inch in the NDP area. Many of the sewer lines adjacent to the main streets are already separated; however, it will be necessary to separate the sanitary and storm drains along Blue Hill Avenue and several other main boundary streets. Street lighting will also be improved as will street and curb conditions to improve public safety in the area.

(4) Incompatible land uses - Presently, industrial and commercial concerns about residential areas. Specifically, a large abandoned warehouse belonging to Drake's Bakery occupies one square block between Quincy and Savin Streets with frontage on Blue Hill Avenue. Similarly, a string of vacant buildings previously devoted to commercial and residential use fronts Blue Hill Avenue just south of Quincy Street. All of these buildings are in dilapidated condition and are a blighting influence on the area, both visibly and as unsafe structures. The proposal calls for rehabilitation of these buildings. The NDP will provide for 60 units of residential housing that could serve as a relocation resource plus 20,000 sq. ft. of new commercial space.

(5) Underutilized land - Currently, over seventy-five percent of the site is vacant land. Much of this is tax title land where buildings have been demolished by the City of Boston for structural and environmental deficiencies. In addition, this vacant land has an extreme blighting effect on neighboring properties due to the accumulation of litter and debris, and insufficient lighting.

d. Expansion of Low and Moderate Income Housing ---- 4

The Quincy Street NDP proposal is part of a city-wide effort to expand substantially standard low to moderate income housing both within and outside of current Model Cities and urban renewal areas. While the site is located in a predominantly black sub area, adjacent areas include both white and Spanish-American populations. The intention of the proposal is to provide for the orderly growth and development of a larger future development project encompassing areas of mixed racial and economic composition along the Blue Hill Avenue corridor.

3. Program Management Capacity ----- 8

a. Previous Program Experience

- (1) Consistency between past results and objectives.

Existing BRA urban renewal projects have focused on the downtown and the core residential and commercial areas in use with the General Plan for the City of Boston and the Regional Core. The upgrading of these districts has taken place in conformity with relevant project and city objectives.

- (2) Since July 1, 1968, reasonable relationship between past Initial Cost and Time Commitments and Actual Cost and Development Time ----- 8

In accomplishing the above programs the BRA has demonstrated the necessary management skills to maintain a balanced relationship between programmed and actual cost/time constraints.

B. General Community Development Objectives

1. Local Equal Employment and Entrepreneurial Effort

a. Previous Program Experience

(1) Training and Employment Opportunities

for Minorities ----- 3

The City of Boston is presently involved in a full-range of local, state and federal training and employment programs for disadvantaged and minority persons. In fiscal year 1970, for example, the City of Boston spent \$52 million in Federal monies for training and employment programs. Relatively superior opportunities for minority persons are provided in Boston. In a typical month, November, 1971, 85% of the new enrollees in ABCD programs were minority individuals. Efforts are continually being made to review and improve the existing programs. A case point is the recent revision of the Boston Plan for the training and hiring of minority individuals in the contracting industry.

Model Cities is required by a HUD directive (CDA Letter #11) to give Model Neighborhood Residents (MNRs) preference in all employment generated by Model Cities. This includes staff, sub-contractors, the citizens' participation group, and construction activity. Since 71% of

the Model Neighborhood is minority, this policy is virtually the same as a minority employment policy. This policy requires preference in both hiring and upgrading. This policy requirement has resulted, as of October 6, 1971, in Model Cities delegate agencies hiring 45% Model Neighborhood residents, 81% Black, 11% Spanish speaking or other, and 9% White. Among specific steps taken to insure resident/minority preference:

- (a) standard language in legal contracts requiring compliance.
- (b) a target of 60% MNRs in progressional-managerial jobs, 75% in para-professional-clerical jobs.
- (c) reporting requirements monthly on personnel changes, and hiring procedures, progress towards goals and salary changes promotions.
- (d) a policy of giving local agencies or businesses preference in the awarding of contracts.
- (e) a training upgrading plan from each delegate agency.
- (f) several contracts aimed principally at training residents for needed jobs, such as construction, tenant organizing, code enforcement and housing inspection.

For construction similar steps have been taken. Legal preference has been built into Model Cities funded construction and Boston Public Facilities Department work where there are 1) MCA funded jobs and 2) work is in the Model Neighborhood. Additionally, under these conditions 50% of the work force must be local. Two major Model Cities funded construction projects, FAIT and Our Lady of Lourdes, were built by local contractors.

(2) Business Opportunities for Minorities ----- 3

The City of Boston has established within the Office of Human Rights an Economic Development Program to assist minority entrepreneurs in obtaining loans, negotiating contracts, locating sites, etc. The major public activity at the local level is the Economic Planning and Development Program of the Model Cities Agency.

The Boston Model City Agency has contracted with the Community Development Corporation of Boston, Inc., (CCDC) to foster business opportunities for residents of the Model City Area. At the present, CDC is funded entirely by the Model City Agency which has provided over a million dollars to the CDC.

The CDC aids both the existing and potential businessman in solving his business problems. The CDC may provide technical assistance, financial assistance (loans and equity investments) or a combination of technical and financial assistance. This program is geared toward aiding the local businessman who is unable to get assistance from other conventional sources. Thus, the program attempts to remedy the many business inequities suffered by the minority businessman and provide him with an opportunity to succeed. Model Cities has a contract with Contractors Association of Boston to provide local Black contractors with technical assistance.

Also located in the Model City Area is Circle Associates, which among other branches has one devoted toward providing venture capital to the Roxbury Area. In June of 1971, the Office of Economic Opportunity funded Circle with one million dollars to be used as venture capital for the next two years to stimulate the Roxbury economy.

Circle Associates has also received funds from the Economic Development Administration of the Department of Commerce. These funds have been for the creation of the Small Business Development Center, an educational institution which offers courses geared to the needs of the minority.

(3) Affirmative Action Taken within Applicants

Own Employment for Minorities ----- 4

The BRA requires affirmative action plans from all developers with whom it signs Land Disposition Agreements. In addition, under the Emergency Employment Act, the City of Boston has agreed to establish minimum hiring goals as follows: 56% of the total work force under Section 5 and 48% under Section 6.

The CDA 11 policies and procedures described in part one (1) above apply similarly to Model Cities Agency staff. As of September, 1971, the staff breakdown was: 65% Black, 30% White, 5% Spanish speaking and other. Also, 47% of MCA's staff is made up of Model Neighborhood residents. Residents are given preference in hiring and promotions; Model Cities reports to HUD quarterly on progress towards employment goals; we are working on civil service reform so as to provide more permanent employment options for staff and expand the impact of the preference policy.

2. Local Need

a. Median Income of Jurisdiction ----- 8

As reported in the 1960 U.S. Census, the median family income in 1959 for Massachusetts was \$6,272 and \$5,747 for the City of Boston. Therefore, the median family income of Boston was \$525 below that of the state as a whole.

Income data is not currently available from the 1970 U.S. Census; however, income data is available from an interview survey conducted in 1969 by the Joint Center for Urban Studies of MIT and Harvard University. A sample of 719 families living in the Boston Metropolitan area were interviewed. The survey indicated that 34% of the families interviewed in Boston had incomes below \$5,999 per year whereas only 15% of the families living in the metropolitan area had incomes below that level.

Therefore, the same disparity that existed in 1960 continues to exist today.

b. Median Income of Service Area ----- 8

According to the 1960 Census, the median income for the State of Massachusetts was \$6,272. The comparable median income for the proposed Quincy Street NDP area was \$5,239. The area is consequently \$1,033 below that of the State.

While income data is not yet available from the 1970 Census, a survey conducted by Justin Gray Associates for the Model Cities Demonstration Agency in 1970 appears to verify that this disparity has grown. According to their figures, 35% of the residents in the Model Cities earn less than \$3000 per year while 39% of the area residents earn between \$3000-\$6000 per year. Consequently, 75% of the Model Cities residents earn less in 1970 than what the state median and the median for the City of Boston were in 1959. Clearly, the disparity will be even greater in 1972.

3. Commitment of Entities

a. Local commitment ----- 4

Mayor Kevin H. White, the BRA, and the Model Cities Administration have all participated actively in the planning of the Quincy Street NDP and are in full support of this proposal.

b. Residential Commitment ----- 4

The Quincy Street NDP was initiated by a local citizens group that wanted to catalyze internal development and improvement in their neighborhood. This group, led by 12-15 church-based community sponsors, has been meeting for several months to devise a plan for development of moderate income housing in the Quincy Street-Blue Hill Avenue area that could act as the nucleus of a larger development area along a significant portion of the dilapidated Blue Hill Avenue corridor. Land assembly, public utility and land acquisition cost problems necessitated that the group turn to the Boston Redevelopment Authority for assistance. The BRA is submitting this application in response to their request. The group intends to continue to provide resident input into the development with the support of the Model Neighborhood Board and sub area five residents. Eventually, the group intends to incorporate and to become the project developer.

Numerous community meetings involving local residents, local agencies, BRA staff and city agencies have been held to discuss the development proposal for the Quincy site. The plans submitted for the NDP have evolved from this series of community meetings.

d. Participation in Metropolitan Area Planning ----- 3

The City of Boston has three voting members
on the Metropolitan Planning Council of Boston:

1. The Mayor of Boston
2. The Boston Redevelopment Authority
3. The Commissioner of Boston's Public Works
Department

Each of the above is represented at all MAPC meetings and participates actively in all MAPC activities. A cooperation agreement is in effect between the Model Cities Program and Action for Boston Community Development (ABCD) to avoid duplication of programs. All Model City programs are submitted yearly to the MAPC and the Massachusetts Office of Planning and Program Coordination. These agencies review the Model City programs, can recommend changes, and advise HUD as to the desirability of the yearly program. Model Cities and the City of Boston also participate in area-wide planning through the Boston Transportation Planning Review, the Metropolitan Bay Transit Authority, and the Metropolitan District Commission.

4. Expansion of Housing

a. Expansion ----- 6

Low and moderate income housing is being significantly expanded in Boston. The major limiting factor to development has been the scarcity of federal housing subsidy funds.

As shown on Table One, there are 23,685 units of low to moderate income housing in Boston. At present, an additional 4,499 units are under construction, and the BRA is aware of approximately 8,357 units that are in various stages of planning and development. Within the Model Cities area over 1,000 dwelling units of FHA 236 housing have been or are in the process of being rehabilitated. This has greatly increased the supply of low and moderate income housing in a non-discriminatory way.

EXPANSION OF LOW AND MODERATE INCOME HOUSING IN BOSTON

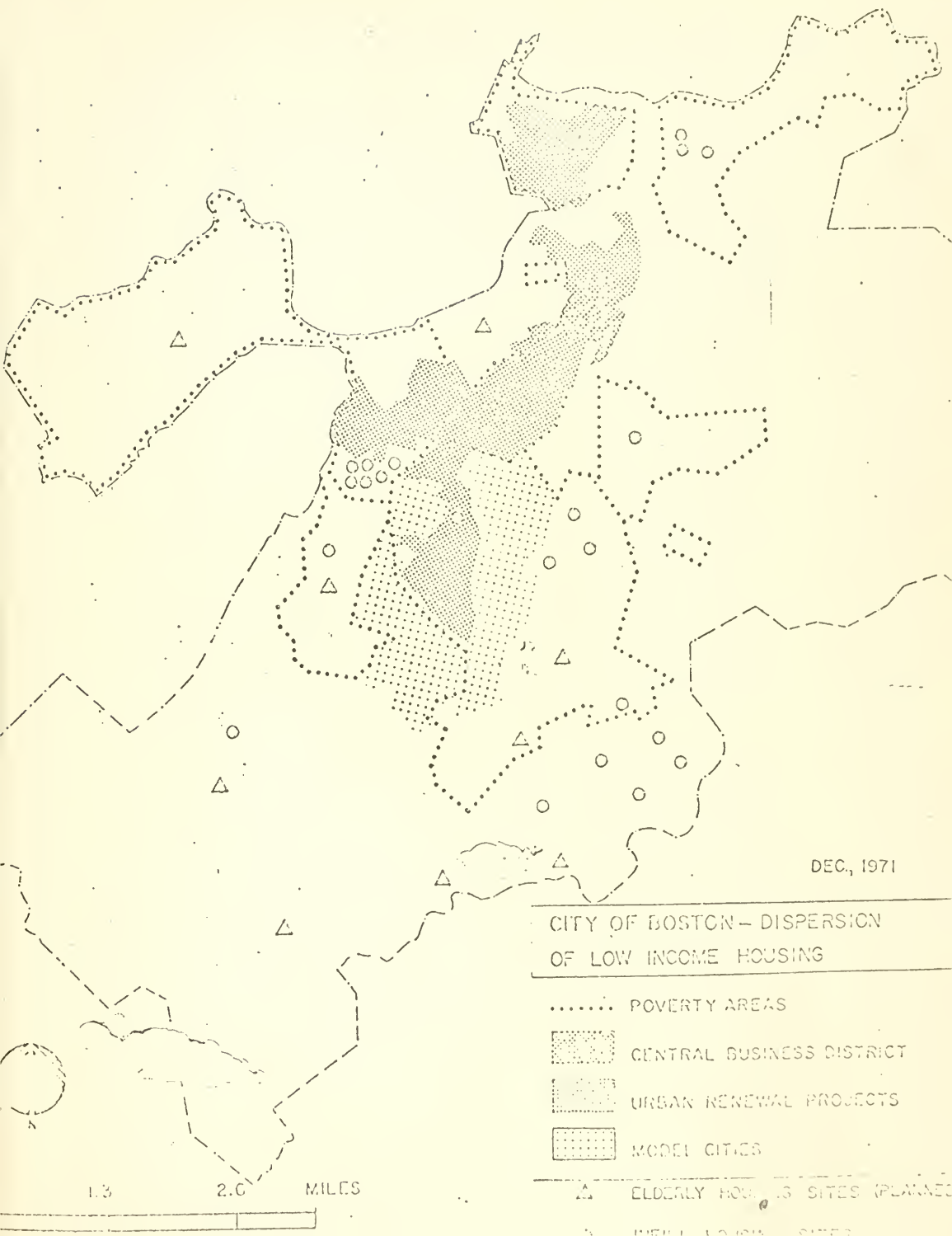
	Nos. of Units Planned	Nos. of Units Under Construction	Nos. of Units Completed	Total Nos. of Units
Section 236	4,350	750	212	5,312
Section 221	600	491	6,039	7,130
Public Housing	2,074	648	16,418	19,140
Leased Housing (Section 10 23)	700	2,000	1,000	3,700
MSHA (25% low income)	633	610	--	1,243
Section 235	--	--	16	16
Total Nos. Units	8,357	4,499	23,685	36,541

b. Dispersion ----- 4

The City of Boston is taking concrete steps to expand low income housing outside areas of concentration of economically disadvantaged or minority citizens.

The Boston Redevelopment Authority is currently sponsoring an infill housing program consisting of 1,000 units of low income housing throughout the City on vacant parcels owned by the City of Boston. As shown on Map 1, many of these sites are outside of areas where low income persons are currently concentrated. To date, the BRA has contracted with two developers to build 401 units.

The Boston Housing Authority is currently implementing a program of locating low income elderly housing outside of areas of high concentration of low income persons. These sites are shown on Map 1. To date, 484 of these units are under construction and 1,021 additional units are being developed.



5. Community Development ----- 4

The Quincy Street NDP is part of a multi-phase plan for dealing with the physical, economic and social problems in the Neighborhood. The Quincy Street Project Area Committee has conceptualized a plan for residential, industrial and commercial development focusing on the dilapidated corridor of Blue Hill Avenue. The plan intends to respond to social needs of the residents by providing either new services or service links to existing resources in the areas of day care, health care, job development and public safety. This plan is currently under review by the Model Cities Administration and the BRA.

Since housing is the initial physical and social need as defined by the community, acquisition of vacant land in the neighborhood and construction of low and moderate income housing will be made possible by the cooperative efforts of the BRA through the NDP program.

The Quincy Street NDP is to serve as the nucleus of and catalyst for other community development activities in the area. These activities will be planned with and carried out under the aegis of the Model Cities Administration in conjunction with the wishes of the area residents. Clearly such a project will begin to respond to local need as other project, designed to meet this need since the 1967 riots, have failed to do.

GUIDE FORM OF RATING REPORT
FOR PROJECT SELECTION SYSTEM

PROJECT NO. _____

RATED BY _____

DATE _____

GENERAL

A. Locality Boston State Mass.
B. Type of Project N.D.P.

I PROGRAM PREREQUISITES 511.4*

All must be answered affirmatively before scoring the submission.

	YES	NO	RATED BY
(a) Workable Program	☒	___	Pin'g
(b) Local General Plan	☒	___	Pin'g
(c) Civil Rights	☒	___	EO
(d) Relocation Requirements	☒	___	Pin'g
(e) A-95 Coordination	☒	___	Pin'g
(f) Housing Component	☒	___	MF Rep

II NUMERICAL RATING

A. Relationship to Program Objectives

(10) 1. Local Effort and Coordination 511.8*

<u>5/</u>	a. Budget and Capital Improvement	☒	___	Pin'g	<u>5</u>
<u>5/</u>	b. Model Cities	☒	___	Rep	<u>5</u>

Comments _____

(19) 2. Impact of Area Selected 511.10*

<u>7/</u>	a. Rehabilitation of Substandard Residential Units	☒	___	Rep	<u>8</u>
<u>4/</u>	b. Redevelopment Areas	☒	___	Rep	<u>4</u>
<u>4/</u>	c. Environmental Deficiencies	☒	___	Pin'g	<u>4</u>
<u>4/</u>	d. Expansion of Low and Moderate Income Housing	☒	___	Rep	<u>4</u>

Comments _____

(8) 3. Program Management Capacity 511.12*

<u>8/</u>	a. Previous Program Experience			Rep	
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<u>4 or 8/</u>	(1) Consistency between past Results and Relevant Objectives	☒	___		<u>8</u>
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<u>4 or 8/</u>	(2) Since July 1, 1968, reasonable Relationship between past Initial Cost and Time Commitments and Actual Cost and Development Time	☒	___		<u>8</u>
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<u>8/</u>	b. Without Previous Experience				
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<u>4/</u>	(1) Part of General Purpose Government	___	___		N.A.
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<u>4 or 8/</u>	(2) Likelihood of Successful Execution and Completion	___	___		N.A.
----------------	---	-----	-----	--	------

<u>4/</u>	(3) Either Performance in last Three Years was Satisfactory in all Programs or, if without other Programs, Performance was Satisfactory during last Three Years	___	___		N.A.
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Comments _____

SUBTOTAL:

41

GUIDE FORM OF RATING REPORT
FOR PROJECT SELECTION SYSTEM
(COMMON ELEMENTS)

PROGRAM _____

PROJECT NO. _____

RATED BY _____

DATE _____

	YES	NO	RATED BY	SCORE
B. General Community Development Objectives				
(10) 1. Local Equal Employment and Entrepreneurial Effort				EO
<u>/10/</u> a. Previous Program Experience				
3/ (1) Training and Employment Opportunities for Minorities	X	—		3
3/ (2) Business Opportunities for Minorities	X	—		3
4/ (3) Affirmative Action taken within Applicant's own Employment for Minorities	X	—		4
<u>/10/</u> b. No Previous Program Experience				
5/ (1) Training and Employment Opportunities for Minorities	—	—		N.A.
5/ (2) Business Opportunities for Minorities	—	—		N.A.
Comments _____				
(12) 2. Local Need				Rep
<u>/12/</u> a. Median Income of Jurisdiction (geographic area)				
4/ (1) \$1-500 below State Median	X	—		N.A.
8/ (2) More than \$500 below State Median	X	—		8
<u>/12/</u> b. Median Income of Service Area				
4/ (1) \$1-500 below State Median	X	—		N.A.
8/ (2) More than \$500 below State Median	X	—		8
Comments _____				
(15) 3. Commitment of Entities				Rep
<u>/4/</u> a. Local Commitment	X	—		4
<u>/4/</u> b. Resident Commitment	X	—		4
<u>/4/</u> c. Coordination of Resources	X	—		4
<u>/3/</u> d. Participation in Areawide Planning	X	—		3
Comments _____				
(10) 4. Expansion of Housing				MF Rep
<u>/6/</u> a. Expansion	X	—		6
<u>/4/</u> b. Dispersion	X	—		4
Comments _____				
(4) 5. Community Development				Rep
Comments _____	X	—		4

SUBTOTAL:

TOTAL:

55

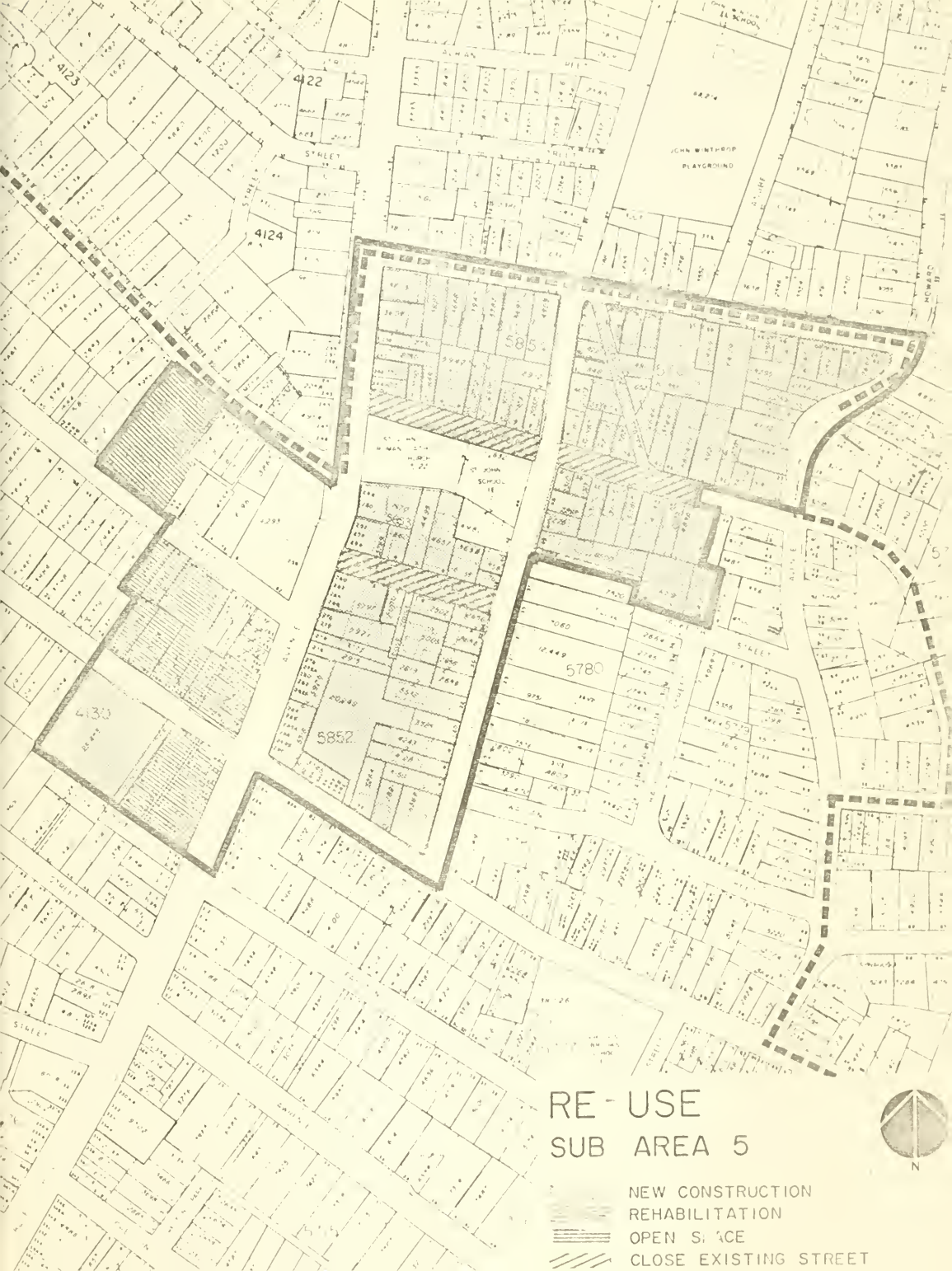
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ACQUISITION
SUB AREA 5



ACQUISITION PARCELS



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEIGHBORHOOD DEVELOPMENT PROGRAM

LOCALITY

Boston, Mass.

PROGRAM NUMBER

Quincy Street - Model Cities

EXPENDITURES BUDGET

INSTRUCTIONS: Submit original and four copies in Binder No. 1 and one copy in other binders.

ACTION YEAR: From Spring, 1972 to Spring, 1973

ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA					TO BE COMPLETED BY HUD
	APPROVED BUDGET FOR CURRENT YEAR (a)	ACTUAL AND ESTIMATED COST TO END OF CURRENT YEAR (b)	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR (c)	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR (d)	BUDGET REQUESTED (c) + (d) (e)	BUDGET APPROVED (f)
1. Administrative Costs (1410, 1475)				200,000		
2. Legal Service (1415.02 through 1415.05)				10,000		
3. Survey and Planning (1401, 1403, 1401, 1430)				20,000		
4. Acquisition Expenses (1440.02 through 1440.06)				50,000		
5A. Temporary Operation of Ac- quired Property (1418)				30,000		
5B. Amount Included in Line 5A as real estate tax credits (1448.038)	[]	[]		[]	[]	[]
6. Relocation and Community Organization, excluding Relocation Payments (1443)				10,000		
7. Site Clearance (1450)				200,000		
8. Project Improvements (1455)				380,000		
9. Disposal, Lease, Retention Costs (1445)				20,000		
10. Rehabilitation, excluding rehabilitation grants (1460)						
11. Interest (1420.013, 1420.02)				100,000		
12. Other Income (-) (1419)						
13. Real Estate Purchases (1440.01)				665,000		
14. Subtotal (Sum of lines 1 through 13, excluding 5B)				1,685,000		
15. Contingencies (not to exceed 1% of line 14)				170,000		
16. Program Inspection (1418)				17,000		
17. Total Program Expenditures (Sum of lines 14, 15 & 16)				1,872,000		

ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA					TO BE COMPLETED BY HUD
	APPROVED BUDGET FOR CURRENT YEAR	ACTUAL AND ESTIMATED COST TO END OF CURRENT YEAR	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR	BUDGET REQUESTED (c) + (d)	BUDGET APPROVED
	(e)	(b)	(c)	(d)	(e)	(f)
18. Relocation Payments (100% reimbursable to LPA) (1501)				555,000		
19. Rehabilitation Grants (100% reimbursable to LPA) (1502)						

APPROVAL OF THE EXPENDITURES BUDGET IN THE AMOUNTS SHOWN IN COLUMN (e) IS HEREBY REQUESTED.

(Date)

(Local Public Agency)

(Signature of Authorized Official)

(Title)

THE EXPENDITURES BUDGET IS HEREBY APPROVED IN THE AMOUNTS SHOWN IN COLUMN (f).

(Date)

(Signature)

(Title)

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NEIGHBORHOOD DEVELOPMENT PROGRAM

FINANCING PLAN

PROGRAM LOCALITY
Boston, Ma.PROGRAM NUMBER
Quincy Street, Model Cities

INSTRUCTIONS: Submit original and two copies in Binder No. 1 and one copy in other binders.

FINANCING PLAN FOR ACTION YEAR FROM Spring, 1972 TO Spring, 1973.

SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST

LINE NO.	ITEM	CURRENT YEAR FROM _____ TO _____		ACTION YEAR FROM _____ TO _____	
		APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING PLAN REQUESTED (c)	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
A-1	PROGRAM EXPENDITURES (From HUD-6275, <u>Expenditures Budget, Line 17, as follows:</u> COL. (b) from Col. (b); Col. (c) from Col. (c))			1,872,000	
A-2	NONCASH LOCAL GRANTS-IN-AID (From Part IV, Schedule 1, Summary of Noncash Grants-in-Aid)			926,000	
A-3	GROSS PROGRAM COST (Line A-1 plus Line A-2)			2,798,000	
A-4	LAND PROCEEDS, ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased)				
A-5	ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated year but not disposed of in that year)			-20,000	
A-6	TOTAL ESTIMATED PROCEEDS RECEIVED OR TO BE RECEIVED FOR LAND ACQUIRED AND TO BE ACQUIRED IN INDICATED YEAR. (In Col. (b), enter Line A-4 plus A-5)				
A-7	ADJUSTMENT OF ESTIMATED LAND INVENTORY PROCEEDS (Adjustments in Col. (c) must be justified in Code No. ND506)				
A-8	NET ESTIMATED LAND PROCEEDS (Line A-6 plus or minus Line A-7)			-20,000	
A-9	NET PROGRAM COST (Line A-3 minus Line A-8)			2,778,000	
A-10	SHARING OF NET PROGRAM COST LOCAL GRANTS-IN-AID: TOTAL REQUIRED (1/3 or 1/4 of Line A-9)			926,000	
A-11	NONCASH GRANTS-IN-AID (From Line A-2)			926,000	
A-12	REAL ESTATE TAX CREDITS (From HUD-6275, Line 5B)				

SECTION A. (Continued)

LINE NO.	ITEM	Current Year From _____ to _____		Action Year From _____ to _____	
		APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING PLAN REQUESTED (c)	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
A-13	LOCAL CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS. (Line A-10 minus sum of Lines A-11 and A-12) (Sum of Lines A-11, A-12, and A-13 must equal Line A-10)				
A-14	PROGRAM CAPITAL GRANT (2/3 or 3/4 of Line A-9)			1,852,000	
A-15	RELOCATION GRANT (From HUD-6275, Line 18 as follows: Col. (b) from Col. (b); Col. (c) from Col. (c))			555,000	
A-16	REHABILITATION GRANT (From HUD-6275, Line 19 as follows: Col. (b) from Col. (b); Col. (c) from Col. (c))				
A-17	TOTAL FEDERAL CAPITAL GRANT (Sum of Lines A-14, A-15 and A-16)			2,407,000	

SECTION B. MAXIMUM AMOUNT OF TEMPORARY LOAN FOR ACTION YEAR

LINE NO.	ITEM	AMOUNT REQUESTED BY LPA	AMOUNT APPROVED BY HUD
B-1	CASH REQUIRED FOR PROGRAM EXPENDITURES, RELOCATION GRANTS AND REHABILITATION GRANTS (From column (c), sum of Lines A-1, A-15 and A-16)	2,427,000	
B-2	ESTIMATED VALUE OF UNSOLD LAND AT BEGINNING OF ACTION YEAR. (Use disposition values for unsold parcels which were used in calculating the disposition proceeds in the latest approved financing plan) (See Section A, column (a))		
B-3	TOTAL CASH REQUIREMENTS (Sum of Lines B-1 and B-2)		
B-4	REAL ESTATE TAX CREDITS (From column (c), Line A-12)		
B-5	CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS (From Column (c), Line A-13)		
B-6	SUBTOTAL (Sum of Lines B-4 and B-5)	2,427,000	
B-7	MAXIMUM TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING (Line B-3 minus B-6)	2,427,000	

SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF TEMPORARY LOAN

LINE NO.	ITEM	AMOUNT REQUESTED BY LPA	AMOUNT APPROVED BY HUD
C-1	TOTAL DISPOSITION PROCEEDS (Sum of Line A-8, Col. (c), and B-2)	20,000	
C-2	PROGRAM GRANT (From Line A-14, col. (c))	1,852,000	
C-3	RELOCATION GRANT (From Line A-15, col. (c))	555,000	
C-4	REHABILITATION GRANT (From Line A-16, col. (c))	2,427,000	

1. 1000 1000 1000

2. 1000 1000 1000

3. 1000 1000 1000

4. 1000 1000 1000

5. 1000 1000 1000

6. 1000 1000 1000

7. 1000 1000 1000

8. 1000 1000 1000

APPROVAL OF THE FINANCING PLAN IN THE AMOUNTS SHOWN IS HEREBY REQUESTED:

(Date)

(Signature of Authorized Official)

(Local Public Agency)

(Title)

THE FINANCING PLAN AS SHOWN IN THE APPROPRIATE COLUMNS IS HEREBY APPROVED:

(Date)

(Signature)

(Title)

SUPPORTING SCHEDULE 1. SUMMARY OF NONCASH LOCAL GRANTS-IN

PART I - NONCASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME WITH APPLICATION FOR ACTION YEAR

TYPE OF LOCAL GRANTS-IN-AID		REQUESTED BY LPA	APPROVED BY HUD
1.	DONATIONS OF LAND		
2.	SITE CLEARANCE		
3.	PROJECT IMPROVEMENTS		
4.	SUPPORTING FACILITIES		
5.	COMMUNITY-WIDE FACILITIES		
6.	PUBLIC HOUSING CREDITS		
7.	SECTION 112 CREDITS		
8.	TOTAL (Sum of Lines 1 through 7)		
9.	AMOUNT IN LINE 8 TO BE USED IN ACTION YEAR FINANCING PLAN		

PART II - UNUTILIZED NONCASH GRANT-IN-AID FROM INVENTORY

(Instructions will be issued at a subsequent date covering the calculation of the amount of unutilized noncash grants-in-aid which can be utilized as credits for the action year.)

XX		
XXXX		
XXXXX		
XXXXXX		
XXXXXX		
XXXXXX		
XXXXXX		
XXXXXX		

SUPPORTING SCHEDULE 1. (Continued)

PART III - NONCASH POOLING CREDITS FROM URBAN RENEWAL PROJECTS AND SUBMITTED AS NDP NONCASH GRANT-IN-AID CREDITS FOR THE ACTION YEAR

SOURCE OF POOLING CREDIT AND ADJUSTMENT TO URBAN RENEWAL PROJECT POOLING CALCULATION

LINE NO.	ITEM	SUM OF COMPLETED URBAN RENEWAL PROJECTS (a)	TRANSFERRED TO NDP FOR ACTION YEAR (b)	ADJUSTED SUM OF COMPLETED URBAN RENEWAL PROJECTS TO BE USED FOR FUTURE POOLING CALCULATIONS COL. (a) MINUS COL. (b) (c)
1.	ITEM 1 - PROJECT EXPENDITURES		XXXXXXXXXX	
2.	ITEM 2 - NONCASH		926,000	
3.	GROSS PROJECT COST		XXXXXXXXXX	
4.	LAND PROCEEDS		XXXXXXXXXX	
5.	NET PROJECT COST		XXXXXXXXXX	
6.	LOCAL GRANTS-IN-AID TOTAL		XXXXXXXXXX	
7.	NONCASH			
8.	CASH		XXXXXXXXXX	
9.	FEDERAL CAPITAL GRANT		XXXXXXXXXX	
10.	AMOUNT OF NONCASH GRANT-IN-AID CREDITS TRANSFERRED FROM URBAN RENEWAL PROJECTS POOLING CREDITS TO NDP FOR ACTION YEAR -- \$ (From Line 2, column (b))			

PART IV - TOTAL NONCASH GRANTS-IN-AID FOR ACTION YEAR

1.	FROM PART I (Line 9)	\$ _____
2.	FROM PART II	\$ _____
3.	FROM PART III (Line 10)	\$ _____
4.	TOTAL (Enter this figure in Line A-2, Column (c), of Form HUD-6280.)	

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